

THIS ORDER IS
APPROVED.



TIFFANY & BOSCO
P.A.

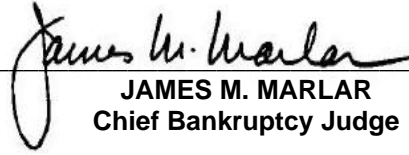
Dated: January 27, 2010

**2525 EAST CAMELBACK ROAD
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JAMES M. MARLAR
Chief Bankruptcy Judge

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09-31997/1218072875

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Virginia L. Young
Debtor.

No. 4:09-bk-31100-JMM

Chapter 7

ORDER

The Bank of New York Mellon, fka The Bank of
New York, as successor-in-interest to JPMorgan
Chase Bank, N.A., as Trustee for Structured Asset
Mortgage Investments II Inc., Bear Stearns ALT-A
Trust, Mortgage Pass-Through Certificates, Series
2005-7

Movant,

vs.

Virginia L. Young, Debtor, Trudy Nowak, Trustee.

Respondents.

(Related to Docket #9)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed
Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any,
and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated April 23, 2005 and recorded in the office of the
3 Pima County Recorder wherein The Bank of New York Mellon, fka The Bank of New York, as
4 successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage
5 Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7 is the
6 current beneficiary and Virginia L. Young has an interest in, further described as:

7 Lot 135, of PRESIDIO MONTEREY, according to the map recorded in Book 54 of Maps, page
8 10, records of Pima County, Arizona.

9 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
10 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
11 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
12 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
13 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

14 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
15 to which the Debtor may convert.

16
17 DATED this ____ day of _____, 2010.

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19 _____
20 JUDGE OF THE U.S. BANKRUPTCY COURT
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